



ASSOCIATION NEWSLETTER

JUNE 5, 2013

PAINTING OF BIKE RACK BY 7620 SCHEDULED

The metal bike rack by 7620 is scheduled to be painted on Monday, June 10, 2013, weather permitting. The work will begin around 8AM and the bike rack is not available to use until around 5PM June 11th.

For obvious reasons, please remove your bike and store them elsewhere. Otherwise, any and all bikes left will be considered abandoned and will be removed and given to charity.

Thank you for your cooperation.

PAINTING NEARLY COMPLETE; FRONT DOORS BEING DONE

The painting of the front doors is being done. If you have not received a notice from Affordable Painting re the painting of your front door, please call Robert of Affordable Painting at 805-455-5700 just in case.

Residents will have to be present while their own door is painted as the door will need to stand open for about 3 to 4 hours for the paint to dry. Affordable Painting will be posting notices on each door as to what days will be available to paint each door. Residents will be asked to coordinate with the painters to find a time suitable for them to paint the door while it can remain open. Homeowners should be aware that Affordable Painting is only contracted to paint the exterior (outside) surface and sides of the door and not the inside surface. If homeowners would like Affordable Painting to paint their interior surface with the same exterior paint, they will need to contact Affordable Painting separately for this additional service. Thank you for your cooperation and patience.

TAKE PHOTOS OF SUSPICIOUS ACTIVITIES

Some residents have reported some possible suspicious activities around the complex. If you see or suspect anything like this, please call 911 and/or take a picture of the vehicle with a license plate. Thank you.

CHECKING GAS LINE RECOMMENDED

A few weeks ago, Bldg 7620 had a few gas lines that leaked. More recently, Bldg 7628 also had the same problem with a couple of its gas lines.

The Association urges all owners to check their gas lines. Perhaps each building could go together and hire a licensed and insured plumber to replace the gas lines at the same time. Having one company correctly dealing with all gas lines would save a significant amount of time and money for all. Since each unit has an individual gas meter, the responsibility of maintaining and repairing/replacing the gas line belongs to each unit owner. Thank you.

BLDG 7628 TO BE RELANDSCAPED

As part of the general maintenance and to restore the landscape after the painting project, the landscape around Bldg 7628 will be renovated. In addition, to conserve water, new drip system will be installed.

BIKE RACK INSTALLED BY 7628

In order to make it more convenient for our residents, a new bike rack was recently installed by Bldg 7628. Use at your own risk.

ANIMALS MAKING MESS AT POOL AREA

Lately, it appears that there may be an animal (or more) making a mess at the pool area. If you see an animal inside the pool area, please shoo it/them away and discourage it/them from coming back. Thank you.

REMINDER TO ALL

1) Landings by front doors and front porches are common areas, and are not the unit owners' property. They should be kept clear at all times for safety reasons, and should not be used for storage, for large heavy potted plants that block emergency access, or used for furniture.

2) No exterior modifications and nothing is permitted to be attached to exterior surfaces of the buildings without express written permission from the Board. This includes cabinets, shelves, wall plaques, plant holders, pictures, etc.

3) Lattice fences around back patios are unit improvements and are the unit owner's responsibility to maintain, repair and paint. Lattice fences found not properly maintained and painted by the unit owner, will be tagged to be removed at unit's owner's expense. Several fences were found in disrepair and unpainted. Only a few were found to have been recently repaired and painted, and the Board congratulates and commends these unit owners for taking proper care of their unit improvements.

POOL REMINDER

As summer begins and the use of the pool increases, please note the following: Pool users are required to use their facilities pass to enter the pool area. Please do not let anyone into the pool area who says they have lost or forgotten their pass, as this may allow trespassing. All children at the pool should be accompanied by an adult who has a facilities pass.

NEW JANITORIAL SERVICE TO START ON JUNE 1ST

Starting this month, the Association will be using a new company, Master Clean USA, Inc., to provide janitorial services. The new

company will continue to clean the facilities twice a week.

LATTICE WORK IS OWNER'S RESPONSIBILITY TO MAINTAIN

As a reminder, if you have lattice work on your exclusive use unit, it is your, the unit owner, responsibility to maintain it (i.e. painting, repairing, replacing, etc.).

MAINTENANCE CONCERNS? CALL MANAGEMENT

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

The civil code requires that if you have new phone numbers, tenants, or e-mail/ mailing address, to notify the Association in writing at

the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

**BOARD MEETING SCHEDULED;
REQUEST TO BE IN WRITING**

The next monthly Board Meeting is scheduled for June 13, 2013, at 6PM, at 7610 Hollister Ave. Meeting Room. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

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